City Council Study Session Minutes

Tuesday, October 2, 2026
9:30 AM
Council Chambers

Study Session – Infrastructure Financing Tools for Economic Development

MATT MAHAN, MAYOR
ROSEMARY KAMEI, DISTRICT 1
PAMELA CAMPOS, DISTRICT 2
ANTHONY TORDILLOS, DISTRICT 3
DAVID COHEN, DISTRICT 4
PETER ORTIZ, DISTRICT 5
MICHAEL MULCAHY, DISTRICT 6
BIEN DOAN, DISTRICT 7
DOMINGO CANDELAS, DISTRICT 8
PAM FOLEY, VICE MAYOR, DISTRICT 9
GEORGE CASEY, DISTRICT 10

• Call to Order and Roll Call

9:30 a.m. – Study Session.

Present Councilmembers: Kamei, Campos (*Present at 9:32 a.m.*), Tordillos, Ortiz, Mulcahy, Doan (*Present at 9:31 a.m.*), Candelas (*Present at 9:32 a.m.*), Foley, Casey, Mahan.

Absent Councilmembers: Cohen.

Staff: Jennifer Maguire, City Manager, City Manager's Office; Lee Wilcox, Assistant City Manager, City Manager's Office; Johnny Phan, Chief Deputy City Attorney, City Attorney's Office; Toni Taber, City Clerk, City Clerk's Office; and Vincent Nguyen, Deputy City Clerk, City Clerk's Office.

CITY COUNCIL STUDY SESSION – INFRASTRUCTURE FINANCING TOOLS FOR ECONOMIC DEVELOPMENT

Purpose:
Provide the City Council with an overview of two primary infrastructure financing tools - Enhanced Infrastructure Financing Districts and Community Facilities Districts - including how each tool functions, when each is most effective, and the opportunities and limitations associated with their use to finance public infrastructure that supports economic development and private investment.

Outcome:
Equip the City Council with a common understanding of the circumstances under which Enhanced Infrastructure Financing Districts and Community Facilities Districts are appropriate and successfully implemented, share eligible uses of proceeds, outline the scope of and timeline of infrastructure funds garnered, create awareness of the costs associated with the administration of the tools, and evaluation criteria that may be used when considering these financing tools to support future economic development and infrastructure investment opportunities.

1. Introduction

Mayor Matt Mahan offered acknowledgement to the Municipal Advisors to the City for preparing the Study Session and opened the floor for the presentation.

2. Technical Presentation of Infrastructure Financing Tools

Jen Baker, Director, City Manager's Office – Office Economic Development and Cultural Affairs; J. Guevara, Deputy Director, Public Works; James Fabian, Principal, Fieldman, Rolapp & Associates; and Anna Sarabian, Principal, Fieldman, Rolapp & Associates, offered the presentation.

3. Questions and Answers with Municipal Advisor (Fieldman)

Mayor Matt Mahan opened the floor for questions. Council engaged in discussion with representatives from Fieldman, Rolapp & Associates.

Public Comment: (*Virtual*) Jordan Moldow offered public comment.

- **Adjournment**

The Council of the City of San José adjourned the meeting at 10:54 a.m.

Minutes Recorded, Prepared, and Respectfully Submitted by,

Vincent Nguyen

Vincent Nguyen
Deputy City Clerk, City of San José

Approved at Council on: 10/20/2026

Number of actions: 0

Attest by:

Toni J. Taber, MMC
City Clerk, City of San José